
OFFICE OF THE INDEPENDENT BUDGET ANALYST REPORT

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Modernization of Elevators at the City Administration Building and Evan V. Jones Parking Facility

OVERVIEW

On Tuesday, June 17, 2008 the City Council will be asked to consider appropriating an additional \$195,000 and allow the Mayor to execute a contract with Amtech Elevator Services (Amtech) to modernize the elevators at the City Administration Building (CAB) and Evan V. Jones Parking Facility (Parkade). The total cost of the project is approximately \$1.7 million. On June 27, 2007, the City Council passed Resolution R-302746, authorizing the Mayor to award a contract for the modernization of CAB and Parkade elevators for an amount not to exceed \$1.5 million.

FISCAL/POLICY DISCUSSION

The four elevators at CAB and the four elevators at the Parkade were last modernized in 1987 and 1982 respectively. In recent years, the number of maintenance calls has increased, due to poorly working controls, which is expected to continue if the elevators are not brought up to current technological standards. Recently there have been numerous elevator entrapments, outages and repair problems for both facilities. As a component of this project, compliance with ADA issues will be evaluated, as well as updates to comply with new elevator and building codes.

On June 27, 2007, the Council authorized the Mayor to award a contract to modernize the elevators for an amount not to exceed \$1.5 million. Initial funding for this project was

allocated from Citywide Deferred Maintenance in the FY 2007 Budget. The original contract was awarded to Amtech for \$1,332,680. However, it was determined that the contract did not meet the City's Equal Opportunity Contracting (EOC) outreach requirements and was subsequently rebid to comply with EOC standards. On March 14, 2008, the General Services Department received a revised bid. The adjusted costs for the CAB and Parkade modernizations total \$1,695,500.

After the second bid opening, the Parkade contract was awarded to Amtech based on availability of funds. However, the CAB project budget was short \$195,000. Once this funding is approved, the award process will begin for the CAB elevators. The project is estimated to be completed by March of 2009.

The IBA supports the modernization of CAB and Parkade elevators to address maintenance and safety issues. However, the potential redevelopment of the Civic Center Complex brings into question how existing maintenance and safety concerns are addressed. As discussed in IBA Report 07-113, Fire Sprinkler Retrofitting for High Rise Buildings, the IBA questioned the prudence of expending \$5 million of General Fund resources on improvements to structures which may be demolished in the near future.

CONCLUSION

A broader policy discussion needs to take place in order to determine how future maintenance and safety repairs are made to the existing Civic Center Complex. The IBA suggests that future requested repairs provide information on the value, necessity, and priority of making repairs in the context of the possible redevelopment of the facilities.

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